

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 20 December 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

13 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, Michele Bain, Roy Moosa, Harry Christiansen and Donna Gebhart. Paul Schaden and John Crouch were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Ms. Burdick noted that Mr. Crouch had left the community without giving the Planning Group an opportunity to thank him for all his efforts. Ms. Burdick commented that the Planning Group appreciated all of the research that John brought to the Committees he served on and chaired. His concerned opinions on all Group considerations were always highly valued. The Planning Group and the Community of Fallbrook will miss John Crouch.

2. Approval of the minutes for the meetings of 17 November 2010. Voting item.

Ms. Heyneman moved to approve the minutes as submitted. The motion was approved unanimously.

3. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is proposed for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a request that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 320 multi-family dwelling units and 35 dwelling units in a mixed use format (commercial and residential) for a total of 355 dwelling units. The request also includes one, three story and three, four story buildings. Additionally, 400,000 SqFt of commercial, 50,000 SqFt of office/professional, plus 347,000 SqFt of industrial space. Additionally the plans call for 800,000 CuYds of balanced cut and fill with the maximum cut slope of 32 feet and the maximum fill slope of 39 feet. Owner/Applicant JPSPD LLC (916) 447-7100/447-7112, Contact person Camille Passon 619-235-6471, camillep@projectdesign.com. County planner Dennis Campbell 858-505-6380, Dennis.Campbell@sdcounty.ca.gov. Heard as a non-voting item at the 16 May 2005 FCPG meeting and denial was recommended at the 16 June 2008 FCPG meeting. **Land Use, and Circulation Committees.** Community input. Voting item. (7/14)

Mr. Thad Johnson presented the project layout, which included residential, light industrial and commercial sectors. The project is proposed on the Papas property which is a family owned parcel. He stated that while the County review process would shape the development, the Developer was very interested in the Planning Group's concerns with the Project.

Mr. Wood reported that the Land Use Committee had reviewed the project and had major concerns with the fact that the need for Schools, Law Enforcement facilities and a Traffic Node is not being addressed by the project. Proposed building heights that exceed the Fallbrook Community Plan and the lack of availability of Water and Sewer service do not seem to support the proposed development. Mr. Wood stated that the Land Use Committee had moved to deny the project.

Ms. Burdick reported on the Circulation Committee review of the project and listed the Committee's concerns: the lack of details on the Pala Mesa Drive Bridge, the "T" intersection at

Pala Mesa Drive and Pankey Road, the lack of information on the proposed improvements to Dulin Road, the lack of a Transit Node, and the lack of complete information on the interior roads and parking, and the complete absence of information on parking for the residential areas. She stated that the Committee had approved of the major road segments as shown on Tentative Map #54245 dated July 14, 2010, with the stipulation that interior roads and parking would be brought back to the Committee as the project progressed.

Mr. Russell commented on the importance of the Fallbrook Community Plan and was concerned with the violation of the height requirements and the proposed grading of the site (32 foot cuts and 39 foot fills 800,000 cubic yards of earthwork).

After further discussion Mr. Wood motioned to deny the project on the grounds that the project was inconsistent with the Fallbrook Community Plan in proposed building heights and grading, that the proposed number of dwelling units was far beyond anything the Planning Group could support, that more detail is needed on the size and nature of the proposed industrial and commercial buildings to ensure that the development will not threaten the viability of the downtown Fallbrook area, and that the lack of viable infrastructure (Water and Sewer) preclude this level of development. The motioned was approved unanimously.

4. Request for a waiver of B community design site plan Apro LLC/United Oil, 1202 S. Main Street, Fallbrook, APN 104-341-09 for Canopy Reface, Canopy Logos, Monument Reface/ Price Sign. Owner: Jeff Appel. Contact: Promotion Plus Sign Co., Inc., (818) 993-5406, (818) 993-3174, Yvonne Golliher, yvonne@promotionplusinc.com. Design review committee. Community input. Voting item.

A representative of Promotion Plus Sign Company presented the request to put new signs on the gas station at 1202 South Main Street.

Ms. Delaney reported that the Design Review Committee had looked at the project and had no objections. After limited discussion, Ms. Delaney motioned to approve the project as presented. The motioned was approved unanimously.

5. Request for a recommendation to the Traffic Advisory Committee on increasing the speed limit on South Mission Road. The initial information is that the speeds driven there is an average of 57 mph in two straight segments (the only portions of the road they could use radar on) but that segment also showed an accident rate of 0.9 - which is over the state average of 0.8. County contact Kenton Jones, Kenton.jones@sdcounty.ca.gov. Circulation committee. Community input. Voting item.

Ms. Burdick presented the item. She informed the Group that the County Traffic Advisory Committee had recently studied South Mission Road. They had found the prevailing speed of 57 which appeared in conflict with the posted speed limit of 50 miles per hour but the accident rate was above the state average. The TAC requested input from the Planning Group on raising the posted speed on the road.

After limited discussion Ms. Burdick motioned to recertify the road at 50 miles an hour, based on the accident rate for the segment. The motioned was approved unanimously.

6. STP10-055 Site Plan for a four unit apartment complex located on the east side of Lilian Way north of Alvarado Street, APN 105-810-18. Owner Robert McAuley 760-535-8504. Contact person Lance McAuley 760-731-0188. County planner Amber Griffith 858-694-2423. **Design Review Committee.** Community input. Voting item (12/8)

Ms. Delaney informed the Group that the applicant had requested that the item be continued. Ms Delaney motioned to continue the item. The motioned was approved unanimously.

7. Committee appointments. Community input. Voting item.

Mr. Russell presented proposed Committee assignments. One modification was made to the Design Review Committee and the assignments were approved unanimously.

The meeting was adjourned at 7:40 pm.
Tom Harrington, secretary.